

# CITY OF REDDING



## DEVELOPMENT SERVICES DEPARTMENT

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March 18, 2008

G-030-070

Ms. Cathy E. Creswell, Deputy Director  
Division of Housing Policy Development  
Department of Housing and Community Development  
1800 3<sup>rd</sup> Street  
Sacramento, CA 95814

HOUSING POLICY  
DEVELOPMENT, HCD

MAR 26 2008

Subject: Redding's 2008 Housing Element Annual Progress Report

Dear Ms. Creswell:

Attached is the City of Redding's Annual Progress Report for calendar year 2008. I believe you will find that it provides sufficient information to compare program performance not only with the RH NAP, but also with those quantified goals established within the adopted Housing Element. We have also included data from the previous year, both separately and cumulatively, to avoid a simple "snapshot" look at our activities.

Should you or your staff have any questions, please do not hesitate to call me or Senior Planner Kent Manuel of my staff at 530-225-4122 or 530-225-4029, respectively.

Sincerely,

Jim Hamilton, AICP  
Development Services Director

JH:jh  
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CITY OF REDDING

2008

GENERAL PLAN/HOUSING  
ELEMENT ANNUAL PROGRESS  
REPORT



PREPARED BY:

DEVELOPMENT SERVICES DEPARTMENT

MARCH 2009

ITEM 5a  
ATTACHMENT A

## **Table of Contents**

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Purpose of Annual Report .....	1
General Background .....	2
2008 Accomplishments .....	3
General Plan Implementation Progress .....	4
Housing Element Activities .....	21
Housing Element Activity Implementation .....	29

## **Purpose of the Annual Report**

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California law requires all jurisdictions to submit to their legislative bodies by April 1 an annual report on the status of the General Plan and progress toward its implementation. The report must also be forwarded to the Governor's Office of Planning and Research (OPR). It further requires that local jurisdictions submit a report to the California Department of Housing and Community Development (HCD), detailing the implementation of the Housing Element of the General Plan. Because the role of the General Plan is to serve as the "constitution" for a community's land use and development activities and because it is required to be updated periodically to reflect current circumstances, it is critical that local planning agencies periodically review the General Plan and its implementation. This Annual Report is the appropriate tool for that review.

The information contained in this report satisfies both the overall General Plan and Housing Element (Element) annual reporting requirements established by Government Code Section 65400. It allows interested persons and parties to compare the implementation programs contained in the General Plan with those activities initiated and completed by the City since its adoption.

The report is organized in the following manner:

**GENERAL PLAN.** The report lists all implementation measures contained in the General Plan (Plan), and details the progress made toward implementation since its adoption.

**HOUSING ELEMENT.** The report includes specific project and program activities conducted since adoption of the Element in 2004. It uses a table format that includes the following information:

- ▶ *Regional Housing Needs Allocation Plan (RH NAP) Adjusted Housing Needs.* This table depicts the housing allocation (by income level) established for Redding by HCD.
- ▶ *Summary of Projected Housing Activities.* This table indicates the estimated number of units (by income category) to which the City will provide financial and other assistance during the time horizon of the Element.
- ▶ *Implementation Progress Table.* This table depicts all the specific activities undertaken during the reporting period that resulted in the construction and/or rehabilitation of dwellings for lower-income individuals and families. All the units contain long-term affordability restrictions that ensure continued affordability to these households.
- ▶ *Housing Element Activity Implementation.* This table lists all program activities noted in the Element and indicates the actions taken during the reporting period.

## **GENERAL BACKGROUND**

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The City of Redding General Plan was adopted on October 3, 2000. The General Plan contains the seven State-required elements, which consist of Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety. In addition, the General Plan includes four optional elements: Public Facilities and Services, Recreation, Air Quality, and Economic Development.

Local governments are required to keep their general plan current and internally consistent. There is no specific requirement that governs the timing of General plan updates, with the exception of the Housing Element, which is required to be updated every five years. The City of Redding's Housing Element was updated and adopted on November 4, 2004. The next update must be adopted by August 31, 2009.

The 2008 Annual Progress Report was presented to the Redding Planning Commission on March 10, 2009, and the Redding City Council on March 17, 2009.

## 2008 ACCOMPLISHMENTS

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Activities completed in 2008 include the following:

1. Amendment of the Circulation Plan of the Transportation Element (Figure 2 -2) and its related Appendix "A," to reflect street links needed based on adopted specific plans and the determinations made by individual project traffic impact studies.
2. Amendment of the Community Development and Design Element to:
  - ▶ Update the General Plan Holding Capacity Tables (Tables 1-2 and 1-3) to reflect approved amendments to the General Plan Diagram.
  - ▶ Update the "Primary and Secondary Growth Areas" diagram (Figure 1-1) to reflect recent annexation activity and adopted utility service plans.
3. Amendment of the Recreation Element to reflect the adopted policies of the Parks, Trails, and Open Space Master Plan pertaining to types of park facilities and the goals and policies of that document.
4. A major update of the Subdivision Ordinance was initiated. The update will: (a) ensure full consistency of that document with the General Plan; (2) ensure consistency with regulatory changes made to the Subdivision Map Act and other laws; and (3) address internal processing procedures for map approval.

## GENERAL PLAN IMPLEMENTATION PROGRESS

### *Community Development and Design Element*

MEASURE	GENERAL PLAN POLICIES	ACTION
1. Establish project review procedures to ensure that new development will not degrade public services below established service levels, that it contributes to the enhancement of services as appropriate, and that the costs of providing public services do not exceed anticipated revenue from the development of the project over the long term.	CDD2B	Zoning Code adopted in 2002 includes Adequate Public Facilities requirements for traffic impacts.
2. Prepare basic development standards and design criteria for development of "Mixed-Use Villages." The guidelines should address appropriate site characteristics, mix of uses, densities and intensities, building siting, circulation, transit, open space, and related items.	CDD9C	Adopted Zoning Code Chapter 18 ("MU-N" Overlay) in 2002.
3. Review and revise, as necessary, the Zoning Ordinance and map to ensure consistency with the General Plan and to specifically accomplish the following purposes: <ul style="list-style-type: none"> <li>▶ Ensure consistency with the General Plan in terms of zoning districts and development standards.</li> <li>▶ Ensure consistency with the General Plan in terms of the distribution and boundaries of zoning districts.</li> <li>▶ Create new zoning districts as needed.</li> <li>▶ Liberalize the nonconforming use provisions of the Zoning Ordinance to allow nonconforming uses to continue subject to obtaining a use permit.</li> </ul>	Various Policies	Adopted new Zoning Code on December 5, 2002. Yearly updates have also been adopted to address changes in state law, correct inconsistencies, or provide additional/modified standards as determined necessary.
4. Review and revise, as necessary, the Subdivision Ordinance to implement the policies of and ensure consistency with the General Plan and Zoning Ordinance. Add requirements for determining whether adequate public facilities meeting established service level standards will be available at time of development and mandatory denial unless the subdivider agrees to provide them, consistent with General Plan policies.	Various Policies	Comprehensive update of the ordinance was initiated in October 2007. Adoption is anticipated to occur by December 2009.
5. Prepare comprehensive Land Use Plans for the Municipal Airport and Benton Airpark as necessary to ensure consistency with the adopted Plan and to submit the plans to the Airport Land Use Commission for approval.	Various Policies	No action.



MEASURE	GENERAL PLAN POLICIES	ACTION
<p>6. Require preparation and approval of specific plans for those areas shown on Appendix "A." Specific plans shall comply with State law requirements and the specific plan guidelines contained in Appendix "A" of the Policy Document.</p>	CDD1I	<p>The Oasis Road Specific Plan was adopted in 2006. A key implementation measure, the North Redding Traffic Benefit Fee District, was adopted in 2007 and became effective on January 15, 2008.</p>
<p>7. Prepare and publish design standards for stormwater-detention basins which address the following:</p> <ul style="list-style-type: none"> <li>▶ Depth, shape, side slopes.</li> <li>▶ Landscape and plant materials.</li> <li>▶ Multiuse recreational concepts.</li> <li>▶ Pollution-filtration concepts.</li> </ul>	CDD6B CDD6C	<p>Specific standards not established. Designs are reviewed on a project-by-project basis.</p>
<p>8. Prepare and adopt Hillside Development Standards for inclusion in the Subdivision Ordinance. These standards should include, but not be limited to, provisions for the following:</p> <ul style="list-style-type: none"> <li>▶ Appropriate densities based on degree of natural slope.</li> <li>▶ Parameters for street, utility, and building-site grading.</li> <li>▶ Erosion and sediment control.</li> <li>▶ Surface and subsurface drainage.</li> <li>▶ Vegetation removal and revegetation requirements.</li> </ul>	CDD7B	<p>No direct action. Project-by-project review is undertaken to ensure compliance with policies related to grading, drainage, erosion control, vegetation management, etc.</p>
<p>9. Prepare and adopt provisions to be included in the Zoning Ordinance, including an incentive program to encourage mixed-use projects—particularly in the Downtown area. Such a program should identify appropriate geographic locations for the use of incentives and parameters for receiving them. Specific incentives to be considered include, but are not limited to:</p> <ul style="list-style-type: none"> <li>▶ Amending the Zoning Ordinance to provide for increases in allowable commercial floor area when a building or project also contains residential uses.</li> <li>▶ Amending the Zoning Ordinance to establish reduced parking requirements for mixed-use projects.</li> <li>▶ Modifying the Traffic Impact Fee program to reflect the reduction in vehicle trips that can be expected to be attained.</li> <li>▶ Utilizing Redding Redevelopment Agency funds to assemble and develop key properties in cooperation with the private-sector development community.</li> <li>▶ Establishing criteria to expedite the development review process.</li> </ul>	Various Policies	<p>The 2007 General Plan Update (see "2007 Policy Update" section) provides opportunities for increased land use intensity Downtown and other appropriate locations intended to encourage mixed-use development. Further, both the Off-Street Parking Ordinance and "Mixed-Use" Overlay District of the Zoning Code provide for reductions in parking required for mixed-use programs.</p>

MEASURE	GENERAL PLAN POLICIES	ACTION
10. Prepare and adopt an incentive package, either by amendment of the Zoning Ordinance or by City Council Policy, to encourage infill development of vacant or underutilized parcels.	CDD10C	No direct action. The City continues to provide incentives and concessions under State and local Density Bonus laws to facilitate infill development.
11. Amend the Zoning Ordinance as necessary to allow, and provide parameters for, the establishment of small neighborhood-serving stores within residential districts. The ordinance should address the following minimum elements: <ul style="list-style-type: none"> <li>▶ Maximum size of facilities.</li> <li>▶ Allowable and inappropriate uses.</li> <li>▶ Parking.</li> <li>▶ Compatibility with adjacent land uses.</li> </ul>	CDD10G	Chapter 18.31, Residential Districts adopted in 2002.
12. Amend the Zoning Ordinance as necessary to allow guest houses/second units in single-family residential districts consistent with Government Code Section 65852.2.	CDD11F	Chapter 18.31, Residential Districts adopted in 2002.
13. Develop and implement a self-supporting program of rental housing inspections which includes requirements for upgrading property to meet minimum standards.	CDD12G	No action
14. Develop guidelines for preparation of the independent market analysis required in conjunction with General Plan amendment requests for significant retail and office commercial land. These guidelines should identify the project-size thresholds and the specific type and level of market information required.	CDD13A	Guidelines established on a case-by-case basis depending on location and type of commercial development proposed.
15. Prepare and adopt comprehensive design criteria to be applied to the development of public and private projects, including single-family subdivisions, multiple-family housing, and commercial development. The guidelines should not attempt to regulate or dictate architectural design, but establish parameters relating to scale, mass, building patterns, landscape, parking areas, views, and other appropriate topics. Integrate design standards into the site-plan and development-review process.	CDD11B CDD14A	Design Criteria adopted by resolution of City Council (Resolution No. 2002-140).
16. Prepare and adopt new street standards that include revised cross-sections for residential streets. The standards should consider the hierarchical nature of residential streets by establishing parameters for reduced street widths. The standards should also accommodate the use of landscaped parkways and appropriate traffic-calming devices.	CDD17A	Project initiated. Street standards will be reviewed as part of the Subdivision Ordinance update project.

MEASURE	GENERAL PLAN POLICIES	ACTION
17. Develop a citywide plan, priority system, and funding program for systematically undergrounding overhead utility lines in existing neighborhoods and commercial areas. Emphasis should be placed on undergrounding in those areas which are visible to the greatest number of residents and visitors or locations where road-improvement projects are already planned.	CDD18C	Initial corridors and program implemented (Cypress Avenue, Parkview Avenue, Hilltop Drive).
18. Prepare and adopt a Specific Plan and Development Guidelines for Downtown Redding to address: <ul style="list-style-type: none"> <li>▶ Appropriate land use classifications.</li> <li>▶ Desired mixed-use concepts.</li> <li>▶ Public gathering places.</li> <li>▶ Building scale and mass.</li> <li>▶ Facade and overhang treatments.</li> <li>▶ Downtown circulation and streetscape.</li> <li>▶ Parking and parking structures.</li> <li>▶ Linkage to other districts.</li> </ul>	CDD-D1	Adopted in 2001.
19. Review the General Plan annually, focusing principally on actions undertaken in the previous year to carry out the implementation programs of the Plan. The Planning Commission's report to the City Council shall include, as the Commission deems appropriate, recommendations for amendments to the General Plan. This review shall also be used to satisfy the requirements of Public Resources Code §21081.6 for a mitigation monitoring program.	CDD22A	Ongoing.
20. The City shall conduct a major review of the General Plan every five years and revise it as deemed necessary.	CDD22B	Review of major policy areas commenced in 2006, and amendments were adopted in 2007.
21. Implement the provisions of this General Plan through its ongoing project review process.	Various Policies	Ongoing.

## Transportation Element

MEASURE	GENERAL PLAN POLICIES	ACTION
1. Prepare and adopt a Right-of-Way Dedication Ordinance defining procedures and standards for street dedications.	T1C	Ordinance adopted in 2003.
2. Revise the City's current Construction Standards to incorporate: <ul style="list-style-type: none"> <li>▸ Desired design features for arterials, including landscape strips between the curb and sidewalk, Class II bicycle lanes, and landscaped medians. Transitions between standard sidewalk layouts and the new designs should also be addressed. (Policy T3A)</li> <li>▸ Standards for the full range of potential bicycle and pedestrian facilities expected to be developed within the City. (Policy T6A, T8A)</li> <li>▸ Criteria for Planning Commission and/or City Engineer approval of exceptions to standard street dedication and improvement requirements.</li> </ul>	T3A T6A T8A	No direct action. Implementation occurs through adoption of Specific Plans and approval of development projects. Street standards are also being reviewed as part of the Subdivision Ordinance update.
3. Reevaluate the City's existing Traffic Impact Fee program and modify it if necessary to ensure that the fees collected actually cover the costs of identified improvements needed to maintain adopted levels of service.	T3E T3F	Adopted February 20, 2001. Updated April 22, 2004. The North Redding Traffic Benefit District (Oasis Road interchange reconstruction and related projects) was adopted in 2007, as was the Churn Creek Road Traffic Impact Fee related to improvements to the I-5/South Bonnyview interchange.
4. Periodically update the City's traffic model by incorporating new road improvements and land use modifications. This type of maintenance will ensure that the model continues to function as an accurate and effective planning tool.	T1B	Countywide model update adopted in 2007.
5. Evaluate and establish as necessary a central control system to synchronize traffic signals along major transit routes.	T3G	No action.
6. Prepare and implement a Comprehensive Bikeway Plan to specifically locate, prioritize, and identify funding sources for commuter and recreational bicycle facilities.	T8A	Master Plan adopted 2004.
7. Monitor aviation activity and needs on an ongoing basis. Periodically update local Airport Land Use Plans and Airport Master Plans to address changing conditions and/or new opportunities for airport improvements.	T10A	Municipal Airport Master Plan adopted in 2005. Benton Master Plan adopted in 2008.

MEASURE	GENERAL PLAN POLICIES	ACTION
8. Develop strategies to generate ongoing funding for general Airport operations and a reserve which can be used to meet the matching fund requirements of grant funding sources.	T10A	Ongoing.
9. Complete a project study report and secure funding for a Gold Street undercrossing (or other appropriate location) and South Bonnyview Road overcrossing of the Union Pacific Railroad.	T12A	Gold Street study completed in 2005.

*Natural Resources Element*

MEASURE	GENERAL PLAN POLICIES	ACTION
<p>1. Modify the City's Grading Ordinance to:</p> <ul style="list-style-type: none"> <li>▶ Require that grading or other site work undertaken during the rainy season be subject to an Erosion and Sediment Control Plan that has been approved by a Certified Erosion and Sediment Control Specialist and the City's Public Works Department.</li> <li>▶ Establish erosion-control requirements and review process for small projects, including the construction of single-family residences.</li> </ul>	NR1A	The ordinance was comprehensively amended in 2006 to reflect changes in review processes and inspection/improvement requirements.
<p>2. Amend the City's "Open Space" Zoning District as necessary to incorporate stream corridor/riparian vegetation buffer provisions and to establish appropriate uses within these areas.</p>	NR6D	Zoning Ordinance Chapter 18.48, River/Creek Corridor Redevelopment adopted in 2002.
<p>3. Modify Chapter 18.63 "Surface Mining and Reclamation" of the City's Municipal Code to be consistent with the General Plan.</p>	NR13A	Zoning Ordinance Chapter 18.52—"MR" Mineral Resource Overlay District adopted in 2002. Clarifying provisions added in 2007 and 2008.
<p>4. Prepare a Comprehensive Open Space Plan that addresses the following:</p> <ul style="list-style-type: none"> <li>▶ Open-space framework.</li> <li>▶ Role of public and private open-space areas.</li> <li>▶ Agricultural land preservation.</li> <li>▶ Important ecological areas.</li> <li>▶ Acquisition and management of public open-space lands.</li> </ul>	NR11A	Citywide Parks, Trails, and Open Space Master Plan adopted in 2004.

## Health and Safety Element

ELEMENT	GENERAL PLAN POLICIES	ACTION
1. Maintain copies of the Seismic Hazards Assessment for the City of Redding, prepared by Woodward-Clyde Federal Services (1995), and any other current seismic and geologic studies at locations accessible to the general public and developers, including the main branch of the Shasta County Library and the Building and Planning Divisions of the City of Redding Development Services Department.	HS1A HS1B	Copies available.
2. Continue to implement the City's Floodplain Ordinance and undertake any other actions necessary to comply with Federal and State floodplain requirements or to maintain the City's eligibility under the National Flood Insurance Program.	HS2A	Ordinance enforced.
3. Periodically review and update the Citywide Master Storm Drain Study to reflect items such as: <ul style="list-style-type: none"> <li>▶ Improved modeling techniques and projections.</li> <li>▶ Changes in established flood elevations resulting from increased development.</li> <li>▶ Modifications to identified hazard areas resulting from the installation of new flood-protection facilities and drainage improvements.</li> <li>▶ Additional improvements that may be needed to enhance flood-protection capabilities.</li> </ul>	HS2C	Ongoing. Work under way: Phase I of Churn Creek Basin Storm Drain Study has been completed.
4. Undertake additional studies necessary and implement a regional stormwater-detention system. Such studies should address appropriate locations, sizes, designs, funding, maintenance, and other pertinent information.	HS2G	Phase I of Churn Creek Basin Storm Drain Study has been completed.
5. Rezone newly identified flood-hazard areas as "Open Space."	HS2C HS2E	Rezoning initiated on project-specific basis once floodplain is identified and project is constructed.
6. Review and update the City's <i>Disaster Response Plan</i> to address incidences of flooding created by uncontrolled releases from Shasta Dam and coordination with the U.S. Bureau of Reclamation, notification procedures, and preferred evacuation routes in the event of a dam failure at either Shasta or Whiskeytown Dams. Periodically update the City's <i>Disaster Response Plan</i> , as necessary, to ensure that an adequate plan and program can be activated in response to a variety of emergency situations.	HS3A	Completed. Approved by Office of Emergency Services and FEMA in 2005.

ELEMENT	GENERAL PLAN POLICIES	ACTION
<p>7. Develop and adopt a Comprehensive Fire Protection and Management Manual which addresses items including, but not limited to:</p> <ul style="list-style-type: none"> <li>▶ Specific building materials, site-design features, setbacks and preferred landscape materials/ placement that can be used to protect development in high wildland fire-hazard areas.</li> <li>▶ Circumstances when cul-de-sacs longer than 600 feet in length may be considered.</li> <li>▶ Appropriate locations for unpaved fire-access roads in high wildland fire-hazard areas.</li> </ul>	HS4E	Manual for fire safe building construction completed and made available to building community in 2005.
<p>8. Continue to identify existing crime patterns, particularly those involving career criminals, and study methods to further enhance community-oriented policing and other programs geared to this group.</p>	HS5C	Program established.
<p>9. Pursue incorporation of advanced technology systems and automation to improve efficiencies and the quality of service provided. Such systems may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>▶ A Single Entry Electronic Information System.</li> <li>▶ A new Records Management System (RMS).</li> <li>▶ A Mobile Data System.</li> <li>▶ A Voice Recognition System.</li> <li>▶ Driver's License Scanners.</li> </ul>	HS5C	Technologies under review.
<p>10. Acquire funds for the purchase of identified acquisition zones north and south of the Redding Municipal Airport to reduce noise and safety impacts.</p>	HS7A	Funding from FAA utilized for acquisition as funds are available. Fourteen properties (234 acres) purchased in 2004-2005. Ongoing program.
<p>11. Forward all proposed development projects which involve the manufacture, use, and storage of hazardous materials to the Shasta County Environmental Health Division. This procedure will ensure that all appropriate business and emergency plans are required and any other special requirements or mitigation measures are incorporated into conditions of approval for the project.</p>	HS9A	Project referral process ongoing.
<p>12. Continue to publicize the City's Household Hazardous Waste Collection Program, including information regarding the types of materials accepted and days and hours of facility operation, to encourage maximum participation by residents.</p>	HS9B	Ongoing.
<p>13. Require appropriate City staff to undergo regular disaster-preparedness training, including the staging of simulated disaster and response drills.</p>	HS9E	Emergency Operations Center established. Training is ongoing.



## Noise Element

ELEMENT	GENERAL PLAN POLICIES	ACTION
1. Develop and publish a Noise Attenuation Manual which illustrates preferred site planning and building materials/design techniques to effectively mitigate noise impacts.	N1E	No action. Currently rely on project-specific noise studies and recommendations.
2. Record changes that occur in the community's noise environment by reviewing available technical and acoustical data and studies conducted for proposed development projects.	N1A	Ongoing.
3. Maintain and periodically update existing local noise maps as new information about the community's noise environment becomes available to ensure accuracy in land use compatibility planning and appropriate mitigation of noise impacts.	N1A	No new information developed. Currently rely on project-specific noise studies and recommendations.
4. Implement the noise policies set forth in the City's Comprehensive Land Use Plans for Benton Airpark and Redding Municipal Airport.	N2A	Ongoing.
5. Amend sections of the Zoning Ordinance pertaining to industrial and commercial development standards to require that proposed projects be designed in a manner to minimize potential noise impacts on adjacent noise-sensitive uses.	N3B	Zoning Ordinance Chapter 18.34, Industrial Districts; Section 18.40.110, Performance Standards Citywide, adopted in 2002.
6. Adopt the Noise Ordinance to establish appropriate standards for various noise-generating uses throughout the community.	N1B	Zoning Ordinance Section 18.40.100, adopted in 2002.
7. Use the development and environmental review process to ensure that noise impacts are adequately addressed and sufficiently mitigated in accordance with the State's Noise Insulation Standards and with the policies set forth in the Noise Element of the General Plan.	Various Policies	Ongoing. Currently rely on project-specific noise studies and recommendations.

*Recreation Element*

ELEMENT	GENERAL PLAN POLICIES	ACTION
<p>1. Amend the Open Space Ordinance as necessary to permit limited development of river and creek corridor areas for trails; safety; and other low-impact, public-use activities.</p>	CDD5A	Zoning Ordinance Chapter 18.35, Open Space District, adopted in 2002.
<p>2. Prepare and adopt Citywide Recreation and Trails Master Plans that address:</p> <ul style="list-style-type: none"> <li>▶ Specific locations where trails will be developed, including the type of trail that is planned (single-purpose, multi-purpose, paved, unpaved, etc.). The City's trail system should focus on linking neighborhoods to other land uses and significant destination points within the community.</li> <li>▶ Open-space areas where land dedications and easements should be acquired to provide public access, but where no formal trail improvements are planned.</li> <li>▶ Incorporation of the Sacramento River Trail within the Regional River Parkway.</li> <li>▶ Separation of bicyclists and pedestrians from vehicular traffic, whenever feasible.</li> <li>▶ Separation between pedestrian, skater, and bicycle facilities to the extent necessary for safety.</li> <li>▶ A priority system for the development of trails and trail connections, including a City-looped system. Emphasis should be placed on connecting existing trails, when possible, prior to constructing new, disconnected trail segments.</li> <li>▶ Identification of funding sources for trail development.</li> <li>▶ Incentives to encourage private property owners to dedicate lands for public trail purposes.</li> <li>▶ Interfaces between public trails and private property, including recommended features or strategies designed to protect the security and privacy of adjacent residents.</li> <li>▶ Short- and long-term maintenance costs.</li> </ul> <p>The plan should be developed in conjunction with Federal, State, and local agencies; private property owners; and community groups.</p>	R11A	Completed. Adopted Parks, Trails, and Open Space Master Plan in 2004.

ELEMENT	GENERAL PLAN POLICIES	ACTION
<p>3. Prepare and adopt a Citywide Parks and Recreation Master Plan that addresses:</p> <ul style="list-style-type: none"> <li>▶ Updated site-selection and development standards for the park types listed in this element.</li> <li>▶ A priority system for the acquisition and improvement of parklands.</li> <li>▶ A system for providing partial land, in-lieu fee, and/or park development credits for: <ul style="list-style-type: none"> <li>• Private park and recreation facilities.</li> <li>• Recreation amenities contributed to existing public parks or schools where long-term, joint-use agreements with the City are in place.</li> <li>• Private development of public parks.</li> </ul> </li> <li>▶ Strategies to address existing sites in the City's inventory of undeveloped parkland which are found to be unsuitable for the public park types described in this element.</li> </ul>	R4A	Completed. Adopted Parks, Trails, and Open Space Master Plan in 2004.
<p>4. Continue to require new residential development to dedicate land or pay in-lieu fees toward the provision of parks at the maximum land-dedication ratios allowed under State law to offset projected impacts on the public park system.</p>	R5B	In-lieu fees and park dedication requirements updated in 2006.
<p>5. Pursue both existing and alternative sources of funding to provide parklands and facilities which will adequately meet community needs. The following new sources of funds should be given careful review:</p> <ul style="list-style-type: none"> <li>▶ Establishment of a Parks and Recreation District.</li> <li>▶ Higher percentage of redevelopment funds.</li> <li>▶ Open-space and park bonds.</li> </ul>	R10B	Addressed in Parks, Trails, and Open Space Master Plan.
<p>6. Conduct periodic surveys to determine the recreation desires of the citizens of Redding. Design and implement recreation programs which are responsive to the desires reflected by the majority of survey respondents.</p>	R4A	Survey completed 2002.

NOTE: The implementation strategies for the Air Quality Element are contained within that element and are reflected as project mitigation measures where appropriate on a project-by-project basis.

*Economic Development Element*

ELEMENT	GENERAL PLAN POLICIES	ACTION
1. Utilize a prioritized ranking system which will ensure that substantial financial incentives such as infrastructure improvements, land buy-downs, loans, and other nonprogrammatic incentives are provided primarily to those industries and businesses that will demonstrate net economic and social benefits to the community.	ED3A ED3B ED3C ED3D	Process established in 2004.
2. Leverage City economic development funds for attracting industry by participating in national, state, regional, and county business attraction marketing organizations which have significant promotional budgets and compatible key industry targets.	ED3E	Ongoing in cooperation with Shasta County Economic Development Corporation.
3. Continue direct personal contact with existing businesses, small and large, and those which have growth potential. Commit resources to address problems identified in business retention surveys and assist businesses wishing to expand.	ED2B	Ongoing in cooperation with Shasta County Economic Development Corporation.
4. Place a priority on processing development permits for industrial-related projects and/or expansions and assist businesses throughout the process.	ED1J	Staff planner assigned to expedite economic development proposals.
5. Develop a formalized process to assist those business representatives that contact the City for business relocation, expansion, or similar information. <ul style="list-style-type: none"> <li>▶ Train appropriate staff in available economic development and incentive programs.</li> <li>▶ Maintain strong coordination between the Economic Development Director and staff involved in the development process.</li> <li>▶ Develop standard promotional materials for use with business attraction prospects.</li> </ul>	ED2B	Ongoing in cooperation with Shasta County Economic Development Corporation; staff planner assigned to expedite economic development proposals.
6. Where feasible, participate financially in public/private partnerships with the private sector on significant economic development projects that represent a good investment for the City as well as the company, investors, and/or developers in accordance with adopted policies.	ED3A	Implemented on a case-by-case basis.
7. Create and maintain a database of local industrial lands information which will be available to all interested parties. The database should include relevant demographic, environmental, and economic information, including aerial photographs where appropriate.	Various Policies	Ongoing in cooperation with Shasta County Economic Development Corporation.
8. Continue to implement the Development Services Department's Service Enhancement Program to enhance service to the development industry.	ED2B	Ongoing. Progress in meeting service standards evaluated monthly.

ELEMENT	GENERAL PLAN POLICIES	ACTION
9. Modify the City's jobs credit incentive program such that it is administered by and incentives are authorized by the City Manager, rather than by case-by-case action of the City Council.	ED3A	Process established in 2004.
10. Conduct periodic "business roundtable" meetings to foster communication between the City and local businesses.	ED2B	Program established.
11. Explore the feasibility and preferred locations for construction of a new convention facility.	ED5A	Previous report has not been updated. No progress.
12. Develop a strategy for the rehabilitation or adaptive reuse of commercial centers that are experiencing decline or substandard economic performance.	ED5D	No commercial centers are in significant decline. Strategy not developed.

*Public Facilities and Services Element*

ELEMENT	GENERAL PLAN POLICIES	ACTION
1. When reviewing applications for land use designation changes (i.e. zone change, General Plan Amendment, Specific Plan), conduct a thorough analysis of the impacts of the proposed changes on all aspects of the City's infrastructure system, and require mitigation as appropriate.	PF1C	Ongoing.
2. Regularly update and adopt the City's Capital Improvement Program (CIP) to prioritize funding for public works projects in accordance with the General Plan.	PF1I	Updated biannually.
3. Implement ordinances to protect life, control fire losses and fire protection costs through the use of automatic suppression systems.	PF4E	On project basis.
4. Periodically update the City's Master Water Plan to reflect changes to the General Plan General Plan Diagram, water use pattern changes, regulatory changes, or other circumstances.	PF5F	Master Water Plan adopted in 2000.
5. Periodically review and update , as necessary, the City's Electric Utility Strategic Plan to reflect industry restructuring developments and other changing conditions.	PF7A	Ongoing.
6. Select and pursue the acquisition of sites considered appropriate for regional stormwater-detention/retention facilities within the incorporated area.	PF9B	Base data developed.
7. Construct regional stormwater-detention/retention basins at locations that will minimize current flooding risk.	PF9C	Project initiated. Churn Creek and tributaries currently under study.

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## HOUSING ELEMENT PROGRESS REPORT

This section details the actions taken during calendar year 2008 to implement the various programs of the Housing Element. It also contains a comparison of the Regional Housing Needs Allocation Plan (RH NAP) with the projected housing activities and the number of dwellings in each income category approved/constructed since adoption of the Element. Rather than provide a simple "snapshot" of Housing Element implementation for a single year, this report also provides information on implementation progress since the adoption of the Element.

### Housing Construction and Rehabilitation

RH NAP ADJUSTED HOUSING NEEDS (2003-2008)				
Very Low	Low	Moderate	Above Moderate	Total
2,402	1,628	1,435	3,283	8,748

SUMMARY OF PROJECTED HOUSING ACTIVITIES 2003-2008					
Type	# Units With Program Assistance	Affordable to:			
		Very Low	Low	Mod	Above
Housing New Construction	250	200	50	0	0
Housing Rehabilitation	225	150	75	0	0

IMPLEMENTATION PROGRESS JANUARY 1, 2005 THROUGH DECEMBER 31, 2005			
<i>Housing New Construction</i>			
Very Low	Low	Moderate	Above Moderate
128	64	202	584
<i>Housing Rehabilitation</i>			
Very Low	Low	Moderate	Above Moderate
4	19	0	0

IMPLEMENTATION PROGRESS JANUARY 1, 2006 THROUGH DECEMBER 31, 2006			
<i>Housing New Construction</i>			
Very Low	Low	Moderate	Above Moderate
0	2	179	239
<i>Housing Rehabilitation</i>			
Very Low	Low	Moderate	Above Moderate
1	2	0	0

IMPLEMENTATION PROGRESS JANUARY 1, 2007 THROUGH DECEMBER 31, 2007			
<i>Housing New Construction</i>			
Very Low	Low	Moderate	Above Moderate
6	27	67	133
<i>Housing Rehabilitation</i>			
Very Low	Low	Moderate	Above Moderate
	18	7	0

IMPLEMENTATION PROGRESS JANUARY 1, 2008 THROUGH DECEMBER 31, 2008			
<i>Housing New Construction</i>			
Very Low	Low	Moderate	Above Moderate
	1	8	160
<i>Housing Rehabilitation</i>			
Very Low	Low	Moderate	Above Moderate
	19		

IMPLEMENTATION PROGRESS CUMULATIVE JANUARY 1, 2005 THROUGH DECEMBER 31, 2008			
<i>Housing New Construction (completed)</i>			
Very Low	Low	Moderate	Above Moderate
134	94	526	1,116
<i>Housing Rehabilitation (completed)</i>			
Very Low	Low	Moderate	Above Moderate
5	58	7	0



## Activities By Project

### 2008

<b>Project</b>	<b>James McDilda Project</b>
Location	2532–2586 Wilson Avenue
Type	Multiple-Family Rehabilitation
Total Units	11
Status	In process
City of Redding Participation	The City of Redding loaned the developer \$439,937 to rehabilitate 11 units to be made available to low-income tenants.
<b>Project</b>	<b>NVCSS Saint Clare Court Project</b>
Location	2465 Beverly Drive
Type	Multiple-Family New Construction
Total Units	15
Status	In process
City of Redding Participation	The City of Redding and Redding Redevelopment Agency loaned Northern Valley Catholic Social Service \$900,000 to construct 15 new units of affordable housing.
<b>Project</b>	<b>Community Revitalization and Development Corporation</b>
Location	2052 Placer Street
Type	Multiple-Family Rehabilitation
Total Units	4
Status	In process
City of Redding Participation	The City of Redding and Redding Redevelopment Agency entered into a Development Funding Agreement in the amount of \$355,000, plus an additional \$30,000 for lead-based paint abatement, to assist with the acquisition and rehabilitation of a four-unit complex to be made affordable to very-low and low-income households.
<b>Project</b>	<b>Mercer Development, LP</b>
Location	1300 Market Street
Type	Mixed-Use Project - New Construction
Total Units	3
Status	In process
City of Redding Participation	The City of Redding, through its Redding Redevelopment Agency, entered into a Owner Participation Agreement in the amount of \$476,000 to assist with the construction of three units in a mixed-use development to be made affordable to low and moderate-income households.

<b>Project</b>	<b>LINC Housing Development, LLC</b>
Location	1225 South Street
Type	Multiple-Family New Construction
Total Units	21
Status	In process
City of Redding Participation	The City of Redding, through its Redding Redevelopment Agency, entered into a Owner Participation Agreement in the amount of \$1 million to assist with the construction of 20 units to be made affordable to very-low- and low-income seniors and a two-bedroom manager's unit. A site development permit was approved in 2008.
<b>Project</b>	<b>Community Revitalization and Development Corporation</b>
Location	657 Parkview Avenue
Type	Mixed-Use Project - New Construction
Total Units	2
Status	In process
City of Redding Participation	The City of Redding and the Redding Redevelopment Agency entered into a Disposition and Development Agreement in the amount of \$480,000 to assist with the acquisition of an Agency-owned parcel and construction of 2 four-bedroom units in a mixed-use development to be made affordable to low and moderate-income households.
<b>Project</b>	<b>Community Revitalization and Development Corporation</b>
Location	2808 Freebridge/455 Weldon
Type	Single-Family - New Construction
Total Units	2
Status	In process
City of Redding Participation	The City of Redding, through its Redding Redevelopment Agency, entered into a Development Funding Agreement in the amount of \$530,000 to assist with the acquisition of two parcels and construction of two single-family residences to be made affordable to low- and moderate-income households.
<b>Project</b>	<b>NYCSS Saint Clare Court Project</b>
Location	2465 Beverly Drive
Type	Multiple-Family - New Construction
Total Units	14
Status	In process
City of Redding Participation	The City of Redding and the Redding Redevelopment Agency entered into a Development Funding Agreement in the amount of \$900,000 to assist with the construction 14 units to be made affordable to very-low-income individuals suffering from mental illness and a two-bedroom manager's unit.

<b>Project</b>	<b>Habitat for Humanity</b>
Location	Parkview Neighborhood
Type	Single-Family - New Construction
Total Units	17
Status	In process
City of Redding Participation	Construction and resale of a low-income residence and a moderate-income residence was completed in 2008.

## 2007

<b>Project</b>	<b>Loevinger Project</b>				
Location	2689 Oxford Road				
Type	Multiple Family - New Construction				
Total Units	3	Low	2	Moderate	0
Status	Completed				
City of Redding Participation	The City loaned the developer \$135,264 in HOME funds to construct the units.				
<b>Project</b>	<b>CRDC Logan Street Project</b>				
Location	1721 Logan Street				
Type	Single Family - New Construction				
Total Units	1	Low		Moderate	1
Status	Completed				
City of Redding Participation	The City, through its Redevelopment Agency, entered into a Development Funding Agreement in the amount of \$225,000 to assist with the acquisition and construction of an energy-efficient single-family residence to be made affordable to a low- to moderate-income household.				
<b>Project</b>	<b>Watson Project</b>				
Location	1805 Grant Street & 1810 Logan Street				
Type	Duplex - New Construction				
Total Units	2	Low	1	Moderate	1
Status	Completed				
City of Redding Participation	The City of Redding and its Redevelopment Agency loaned the developer \$279,000 in HOME and RRA funds to construct the new units.				

<b>Project</b>	<b>CHIP (Linden Apartments)</b>				
Location	West Street				
Type	Multiple Family - New Construction				
Total Units	29	Very Low	6	Low	23
Status	Completed				
City of Redding Participation	The City provided the land and loaned an additional \$3,636,500 in HOME and redevelopment funds toward construction of the \$8,325,300 housing project.				
<b>Project</b>	<b>AGREE Park Project</b>				
Location	Shasta Builders' Exchange (to be moved to permanent site in 2009)				
Type	Single Family - New Construction				
Total Units	3	Low	1	Moderate	2
Status	Under Construction				
City of Redding Participation	The City, through its Redevelopment Agency, utilized \$505,000 to assist with the development and ultimate relocation of three single-family residences being constructed to showcase the use of advanced construction technology, energy conservation, and green building practices.				
<b>Project</b>	<b>Habitat for Humanity</b>				
Location	Parkview Neighborhood				
Type	Single Family - New Construction				
Total Units	17	Low	6	Moderate	11
Status	Under Construction				
City of Redding Participation	The City, through its Redevelopment Agency entered into a Development Funding Agreement to provide land and a developer subsidy for the construction of 17 affordable single-family residential units.				
<b>Project</b>	<b>New Urban Builders</b>				
Location	Leland Avenue				
Type	Single Family - New Construction				
Total Units	2	Low	1	Moderate	1
Status	Completed				
City of Redding Participation	The City, through its Redevelopment Agency, entered into a disposition and development agreement for the development of a single-family subdivision, of which a certain number of housing units are restricted to very low to moderate-income households.				

## 2006

<b>Project</b>	<b>New Urban Builders</b>				
Location	Leland Avenue				
Type	Single Family - New Construction				
Total Units	5	Low	2	Moderate	3
Status	Completed				
City of Redding Participation	The City, through its Redevelopment Agency, entered into a disposition and development agreement for the development of a single-family subdivision, of which a certain number of housing units are restricted to very low- to moderate-income households.				
<b>Project</b>	<b>Compass</b>				
Location	1431-1433 Lincoln Street				
Type	Multiple Family - Substantial Rehabilitation				
Total Units	3	Very Low	2	Low	2
Status	Completed				
City of Redding Participation	The City loaned \$237,200 in Home funds for the rehabilitation of these units.				

## 2005

<b>Project</b>	<b>Habitat for Humanity</b>				
Location	West Street/Henry Avenue				
Type	Single Family - New Construction				
Total Units	7	Very Low	0	Low	7
Status	Completed				
City of Redding Participation	The City dedicated the land for the housing units and granted \$300,000 through its Redevelopment Agency for permit fees and on- and off-site public infrastructure.				
<b>Project</b>	<b>New Urban Builders</b>				
Location	Leland Avenue				
Type	Single Family - New Construction				
Total Units	4	Low	1	Moderate	3
Status	Completed				
City of Redding Participation	The City, through its Redevelopment Agency, entered into a disposition and development agreement for the development of a single-family subdivision, of which a certain number of the housing units are restricted to very low- to moderate-income households.				

<b>Project</b>	<b>Faithworks (Francis Court)</b>				
Location	West Street				
Type	Transitional - New Construction				
Total Units	12	Very Low	12	Low	0
Status	Completed				
City of Redding Participation	The City dedicated the land and granted \$1,050,000 in HOME funds and \$800,000 in redevelopment funds.				
<b>Project</b>	<b>CHIP (Linden Apartments)</b>				
Location	West Street				
Type	Multiple Family - New Construction				
Total Units	29	Very Low	6	Low	23
Status	Units under construction				
City of Redding Participation	The City provided the land and loaned an additional \$3,636,500 in HOME and redevelopment funds toward construction of the \$8,325,300 housing project.				
<b>Project</b>	<b>Mountain Vistas 2 (Southern California Presbyterian Homes)</b>				
Location	Peppertree Lane				
Type	Multiple Family - New Construction				
Total Units	39	Very Low	39	Low	0
Status	Completed				
City of Redding Participation	The City loaned \$200,000 in HOME funds and \$250,000 in redevelopment funds to help construct the \$5.6 million senior housing project.				
<b>Project</b>	<b>Mercy Oaks Village (Mercy Housing California)</b>				
Location	College View Drive				
Type	Multiple Family - New Construction				
Total Units	62	Very Low	62	Low	0
Status	Completed				
City of Redding Participation	The City, through its Redevelopment Agency, loaned \$500,000 toward construction of the \$8 million senior housing project.				
<b>Project</b>	<b>RRCD III</b>				
Location	Parkview Avenue				
Type	Mixed-Use - New Construction				
Total Units	3	Very Low	3	Low	0
Status	Completed				
City of Redding Participation	The City loaned \$418,175 in HOME funds for development of the housing component of the project.				

<b>Project</b>	<b>End Times</b>				
Location	Kenyon Drive				
Type	Transitional - Substantial Rehabilitation				
Total Units	1	Very Low	0	Low	1
Status	Completed				
City of Redding Participation	The City loaned \$216,200 in HOME funds for acquisition and rehabilitation of a residential structure into a facility for individuals who are receiving assistance to transition from prison to civilian life.				
<b>Project</b>	<b>Habitat for Humanity</b>				
Location	West Street				
Type	Single Family - New Construction				
Total Units	2	Very Low	0	Low	2
Status	Completed				
City of Redding Participation	The City, through its Redevelopment agency, granted \$82,000 including land for the development of single-family residences.				
<b>Project</b>	<b>New Urban Builders</b>				
Location	Leland Avenue				
Type	Single Family - New Construction				
Total Units	4	Low	1	Moderate	3
Status	Completed				
City of Redding Participation	The City, through its Redevelopment Agency, entered into a disposition and development agreement for the development of a single-family subdivision, of which a certain number of the housing units are restricted to very-low to moderate-income households. The City then provided a maximum loan of \$75,000 to each qualified family through its Downpayment Assistance Program.				
<b>Project</b>	<b>RRCD I</b>				
Location	Cedars Road				
Type	Multiple Family - Substantial Rehabilitation				
Total Units	10	Very Low	2	Low	8
Status	Completed				
City of Redding Participation	The City loaned a total of \$792,000 in HOME funds for the acquisition and rehabilitation of a combination of multiple- and single-family housing units.				

<b>Project</b>	<b>Seda</b>				
Location	Eighth Street				
Type	Multiple Family - Substantial Rehabilitation				
Total Units	7	Very Low	2	Low	5
Status	Completed				
City of Redding Participation	The City loaned \$408,000 for the rehabilitation of a multiple-family complex.				
<b>Project</b>	<b>RRCD II</b>				
Location	Bechelli Lane				
Type	Single Family - Substantial Rehabilitation				
Total Units	1	Very Low	0	Low	1
Status	Completed				
City of Redding Participation	The City loaned \$210,397 in HOME funds and \$130,710 in redevelopment funds, for a total of \$341,107 for the acquisition, rehabilitation, and conversion of a single-family home into a congregate living facility for severely, developmentally disabled individuals.				
<b>Project</b>	<b>Kunkler</b>				
Location	Akard Avenue and Fell Street				
Type	Multiple Family - Substantial Rehabilitation				
Total Units	3	Very Low	0	Low	3
Status	Completed				
City of Redding Participation	The City loaned \$205,000 in HOME funds for the rehabilitation of three rental houses located in one of the City's targeted neighborhoods.				
<b>Project</b>	<b>RRCD IV</b>				
Location	State Street				
Type	Single Family - Substantial Rehabilitation				
Total Units	1	Very Low	0	Low	1
Status	Completed				
City of Redding Participation	The City loaned \$164,000 for the acquisition and rehabilitation of a single-family rental housing unit located in one of the City's targeted neighborhood.				
<b>Project</b>	<b>CRDC III</b>				
Location	Milo Street and Eugenia Avenue				
Type	Multiple Family - New Construction				
Total Units	6	Very Low	2	Low	4
Status	Completed				
City of Redding Participation	The City loaned \$730,000 for the acquisition of property and the construction of two triplexes. The property is located in one of the City's targeted neighborhoods.				



## Housing Element Activity Implementation

ACTIVITY	OBJECTIVE	2005 ACTION	2006 ACTION	2007 ACTION	2008 ACTION
1. Moderate/Substantial Rehabilitation—Owner-Occupied Units	To rehabilitate 15 single-family homes per year. Of these, approximately 3 (14 percent) are anticipated to be very low-income homeowners and 17 (86 percent) are anticipated to be low-income homeowners.	Rehabilitated 10 units, 7 of which benefited low-income and 3 benefited very low-income residents.	Rehabilitated 5 units, 3 of which benefited low-income and 2 benefited very low-income residents.	Rehabilitated 4 units, 2 of which benefited very low-income or low-income residents.	Rehabilitated 5 units, 5 of which benefited low- or very low-income residents.
2. Moderate/Substantial Rehabilitation—Rentals Units	To rehabilitate 20 rental units per year. Of these, approximately 11 (53 percent) are anticipated to be occupied by very low-income households and 9 (47 percent) by low-income households.	Rehabilitated 27 units, 22 of which benefited low- and very low-income residents.	Rehabilitated 7 units, all of which benefited low- and very low-income residents.	Distributed information about the HOME Rental Program in the Redding Electric Utility Newsletter and on Channel 11.	Rehabilitated 3 units, 3 of which benefited low- and very low-income residents.
3. Minor Rehabilitation—All Units	To rehabilitate a minimum of 8 ERP units per year and complete a minimum of 80 senior repairs. It is anticipated that 90 percent of these will be very low-income households.	10 ERP units were completed. The income households assisted are: 1 low-income, 6 very low-income and 3 extremely low-income. 101 senior repairs were completed.	11 ERP units were completed. The income households assisted are: 5 low-income, and 6 very low-income. 135 senior repairs were completed.	21 ERP units were completed in 2007. The income households assisted are 5 moderate-income and 16 low- or very low-income. Also, 112 senior repairs were completed.	75 ERP units were completed in 2008, assisting low- and very low-income households. Also, 30 senior repairs were completed in 2008.
4. Code Enforcement	To minimize the number of dwellings demolished through the abatement process by working closely with property owners and to provide program assistance where appropriate and available.	No structures were determined to be uninhabitable; therefore, no structures were demolished.	No structures were determined to be uninhabitable; therefore, no structures were demolished.	No structures were determined to be uninhabitable; therefore, no structures were demolished.	No structures were determined to be uninhabitable; therefore, no structures were demolished.
5. Conservation of At-Risk Units	To conserve 362 affordable rental units. The City will develop an early warning system and monitor at-risk units through interaction with the affordable complexes' project managers and owners. This will be done in order to establish which affordable housing units may convert to market rate units. To accomplish this, property owners will be contacted on an annual basis to confirm program participation. Any property at risk will be assessed and identified for preservation assistance. The City will identify possible funding resources that could be used to preserve at-risk units. The City will respond by contacting owners regarding any Federal and/or staff notices, including <i>Notice of Intent to Prepay</i> , owner <i>Plans of Action</i> , or <i>Opt-Out</i> notices filed on a project within the City's jurisdiction and discuss opportunities and possible City preservation efforts.	Process is in place. Owners of at-risk units are contacted annually.	Process is in place.	Process is in place.	Process is in place.

ACTIVITY	OBJECTIVE	2005 ACTION	2006 ACTION	2007 ACTION	2008 ACTION
6. Development of New Affordable Rental Units	To facilitate the development of 50 new units of multiple-family housing affordable to lower- and moderate-income households annually. It is anticipated that all development will be in conjunction with either a for-profit or nonprofit development partner. The City will continue its ongoing outreach to nonprofit and other providers as potential projects in the target neighborhoods are identified.	Assisted in the development of 101 affordable senior citizen units. 38 other units were also developed.	Assisted in the development of 39 affordable senior citizen units. 15 other units were also developed.	Assisted in the development of 35 affordable housing units.	Entered into funding agreements for the development of 20 affordable senior units, 14 affordable units for individuals suffering from mental illness, and 9 other affordable units.
7. Partnerships with Local Nonprofit Housing Development Entities	To enter into mutually beneficial partnerships with a wide range of housing providers serving a broad spectrum of the community. This effort may include supporting grant applications, identifying available sites for housing development, and City involvement in the development of such sites. The City will continue ongoing outreach with nonprofit providers as potential projects are identified to solidify partnerships as early in the planning and development process as possible.	The City has established working partnerships with a variety of entities, including: Rural Resources for Community Development (RRCD); Community Revitalization and Development Corporation (CRDC); Habitat for Humanity; Northern Valley Catholic Social Service, Inc.; Mercy Housing California; Christian Church Homes; and Southern California Presbyterian Homes.	Partnership continuing	The City continues to partner with local nonprofit housing development entities.	The City continues to partner with local nonprofit development entities.
8. HUD Section 8 Rental Assistance Program	To maintain a lease-up rate between 95 and 100 percent of allocated subsidies. With the Board of Commissioners' consent, the RHA will apply for additional vouchers if vouchers become available under a Notice of Funding Availability.	In 2005, program utilization was down. An annual lease-up rate was 89%, while expending 92.3% of funds received. No additional vouchers were made available.	In 2006, program utilization was increased. The RHA expended all funds received to assist qualifying households. No new vouchers were made available.	In 2007, annual lease-up rate was 89%, while expending 91% of funds received. No additional vouchers were made available.	In 2008, annual lease-up rate was 94%, while expending 100% of funds received. No additional vouchers were made available.
9. New Construction of Ownership Units	To facilitate the development of 180 new ownership units in the target neighborhoods over the planning period by seeking out both for-profit and not-for-profit developers to assist in housing construction as opportunities, such as land consolidation by the City, present themselves.	Facilitated the development of 115 units.	Facilitated the development of 118 units.	Assisted with the construction of 3 affordable units. Also entered into a Development Funding Agreement and Disposition Agreement for the construction of 20 affordable single-family residences.	Assisted with construction of 2 affordable units. Entered into Development Funding Agreement for the construction of 2 affordable single-family residences. Continue to seek out partnerships with both for-profit and non-profit developers to assist in housing construction.

ACTIVITY	OBJECTIVE	2005 ACTION	2006 ACTION	2007 ACTION	2008 ACTION
10. Provide Incentives for the Development of Affordable Housing Units	To evaluate the appropriateness of establishing the following programs as a means of facilitating the development of affordable housing. This task is to be completed in fiscal year 2005-2006. <ul style="list-style-type: none"> <li>▶ Giving zoning and building permit priority for new housing developments proposed for low- and very low-income individuals.</li> <li>▶ Reducing impact and/or other City fees, either citywide or as an incentive for infill development.</li> </ul>	Established a below-market-rate loan program to assist in the acquisition of newly constructed rental units in return for long-term affordability covenants.	Continued a below-market-rate loan program to assist in the acquisition of newly constructed rental units in return for long-term affordability covenants.	Provided concessions under the Density Bonus Ordinance to facilitate the creation of 4 single-family lots that are restricted to low-income residents. Homes will be constructed in 2008.	Policies are reviewed and revised as necessary to respond to market conditions for the provisions of affordable housing.
11. Develop Inventory of Vacant Land and Sites Suitable for Reuse	To stimulate additional private investment in targeted neighborhoods through the identification of vacant land and sites suitable for reuse. The vacant and underutilized site analyses will be undertaken for each target neighborhood.	Acquired 3.2 acres along Lake Boulevard. Acquired 10 acres in the Parkview Neighborhood for development of 15 affordable homes. In the process of conducting a site analysis on property in the MLK Neighborhood for possible acquisition.	No new sites acquired.	Initial steps were taken to inventory the land within the Lake Blvd. area to identify vacant land and sites suitable for reuse. A revitalization plan for the area will be implemented in 2008.	Initial steps were taken to identify vacant land sites suitable for reuse. A Housing Workshop is planned for early in 2009 and goals/plans will be determined.
12. Support Creative Reuse of Existing Facilities and Land	To provide updated information regarding the condition of the community's housing stock.	Completed.	Completed in 2005.	Completed in 2005.	Completed in 2005.
13. Increase Homeownership Opportunities	To assist 12 low- to moderate-income, homebuyers to purchase homes per year.	Assisted 6 homebuyers.	Assisted 10 homebuyers.	Assisted 7 low-income homebuyers and 13 moderate-income homebuyers.	Assisted 15 low-income homebuyers and 24 median/moderate-income homebuyers.
14. Target Neighborhood Master Planning	As warranted, to undertake the development of neighborhood plans for one to two identified neighborhoods during approximately FY 2005-06 and FY 2006-07.	No action beyond initial two neighborhoods.	No action beyond initial two neighborhoods.	Initial steps were taken to inventory the land within the Lake Blvd. area to assist with the development of a revitalization plan for the area in 2008.	Formed neighborhood committee and held meetings seeking input from property owners and residents in the area regarding the area's needs for inclusion in the Lake Boulevard Neighborhood Revitalization Plan.
15. Target Neighborhood Incentive Package	To provide an incentive for existing and future property owners within the target neighborhoods to participate in the neighborhood revitalization process as allowed by available funding.	36 homes have been assisted through the Paint Voucher Program.	268 units have been assisted through the Paint Voucher Program.	2 units were assisted through the Paint Voucher Program in 2007.	3 units were assisted through the Paint Voucher Program in 2008.

ACTIVITY	OBJECTIVE	2005 ACTION	2006 ACTION	2007 ACTION	2008 ACTION
16. Acquisition & Assembly of Key Parcels Within Target Neighborhoods	In a timely manner, acquire, assemble, and develop key parcels in the target neighborhoods needed to implement the adopted neighborhood plans.	3.2 acres acquired for future development. 4 affordable units developed on previously acquired property. Site analysis and appraisal being conducted on approximately 47 parcels (24.31 acres) in MLK neighborhood.	Acquisition and development complete for the target neighborhoods.	Disposition and Development Agreement entered into with Habitat for Humanity for the development of the remaining infill parcels in the Parkview Neighborhood.	Innovations Housing and Community Revitalization and Development Corporation partnered with the Redding Redevelopment Agency to develop affordable housing units in the Parkview Neighborhood.
17. Fair Housing Referral and Information Program	To educate the public regarding fair housing law, including antidiscrimination regulations.	In 2005 conducted the 9 <sup>th</sup> annual Fair Housing Workshop and mailed more than 1,000 brochures; City Council adopted a resolution adopting April as Fair Housing Month. Also, a Fair Housing banner is flown at a main downtown intersection.	Conducted the 10 <sup>th</sup> annual Fair Housing Workshop and mailed more than 1,000 brochures; City Council adopted a resolution adopting April as Fair Housing Month. Also, a Fair Housing banner is flown at a main downtown intersection.	Conducted the 11 <sup>th</sup> annual Fair Housing Workshop and mailed more than 1,000 brochures; April continues to be Fair Housing Month.	Conducted the 12 <sup>th</sup> annual Fair Housing Workshop and mailed more than 1,000 brochures; April continues to be Fair Housing Month.
18. Homeless Assistance	To assist in the provision of shelter and services to the area's homeless population.	City staff continue to be involved members of the City of Redding/Shasta County Continuum of Care Council.	City staff continue to be involved members of the City of Redding/Shasta County Continuum of Care Council.	City staff continue to be involved members of the City of Redding/Shasta County Continuum of Care Council.	City staff continue to be involved members of the City of Redding/Shasta County Continuum of Care Council.
19. Transitional Housing for Homeless Families	To develop 12 units of transitional housing for homeless families with children. It is anticipated that the construction of the transitional facility will begin by the end of 2004 and be completed by the end of 2005.	Project was completed by February 2006.	Project was completed by February 2006.	Faithworks Project was completed in 2006. The City continues to look for opportunities to expand transitional housing units.	The City continues to look for opportunities to expand transitional housing units.
20. Ensure Adequate Sites for Shelters of Homeless & Emergency Shelters	Amend the Zoning Ordinance regulations for the "PF" District to allow the establishment of emergency and homeless shelters by use permit.	Completed with adoption of the Zoning Ordinance in December 2002.	Completed with adoption of the Zoning Ordinance in December 2002.	Completed with adoption of the Zoning Ordinance in December 2002.	Completed with adoption of the Zoning Ordinance in December 2002.
21. Provide Exceptions to Zoning Ord. Standards to Accommodate Access Needs of Disabled Individuals	To complete amendment of the Zoning Ordinance in FY 2004-2005 to exempt the construction of ramps and similar structures for disabled persons from zoning setback provisions where it is the only feasible design and provides a "reasonable accommodation" consistent with the Americans With Disabilities Act.	Completed.	Completed.	Completed.	Completed.

ACTIVITY	OBJECTIVE	2005 ACTION	2006 ACTION	2007 ACTION	2008 ACTION
22. Formalize a Process for Reasonable Accommodation for Persons with Disabilities	To prepare and adopt a formal process to assist those with disabilities in Fiscal Year 2004-2005. The formal process may encourage the development, maintenance, and improvement of housing for persons with disabilities, including maximizing ministerial activities. Materials describing the process will be made available to the public.	Staff improved its Section 504 process; owners are contacted annually for their input, and a listing of accessible units that have been rehabilitated is maintained.	Staff improved its Section 504 process; owners are contacted annually for their input, and a listing of accessible units that have been rehabilitated is maintained.	Staff improved its Section 504 process; owners are contacted annually for their input, and a listing of accessible units that have been rehabilitated is maintained.	Staff improved its Section 504 process; owners are contacted annually for their input, and a listing of accessible units that have been rehabilitated is maintained.
23. Utility Deposit/Delinquent Payment Programs	Consider the development and implementation of program(s) that will assist low-income individuals in paying required utility deposits and delinquent accounts, so that their housing opportunities are expanded. This activity will occur in fiscal year 2005-2006.	No Action.	No Action.	The Lifeline Electricity Discount Program was extended to families on the Section 8 Rental Assistance Program. (formerly a family could only receive rental assistance OR Lifeline).	\$20,160 CDBG funds were allocated to Restoration Enterprises to provide a housing assistance program that would be used to meet housing costs such as deposit and/or first months' rent. The recipient is expected to repay the loan.
24. Family Self-Sufficiency (FSS) Program	To assist all participants achieve the highest possible level of self-sufficiency and economic independence, free from public assistance.	In 2005, five households were successful graduates. Their escrow accounts totaled \$41,939. The other participants, deposited \$51,218 into their escrow accounts. Ongoing marketing of the Family Self-Sufficiency program is done by housing staff.	Five households were successful graduates. Their escrow accounts totaled \$34,025. The other participants, deposited \$37,005 into their escrow accounts. Ongoing marketing of the Family Self-Sufficiency program is done by housing staff.	One household was a successful graduate with an escrow account of \$16,583. Deposits of over \$51,092 were allocated to all FSS escrow accounts during 2007. Ongoing marketing of the FSS program continues by housing staff.	5 households were successful graduates with/escrow accounts totaling \$30,622. Deposits were \$52,590 in 2008.

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